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For Sale

Aeronautical Drive
and E Irlo Bronson Memorial Hwy (US 192)
Kissimmee, FL 34744

Market Aerial Overview



1.6 Acres Available For Sale

Property highlights

- 1.6-acre pad available, ideal for daycare, hotel, and storage users.
- Neighbors include Chipotle, Heartland Dental and CareSpot Urgent Care.
- Off the Florida's Turnpike with full access signalized intersection adjacent to Publix.
- Located in a residentially-dense area witnessing significant population grown year-over-year exceeding the state and national averages.
- Excellent traffic counts (E Irlo Bronson Memorial Hwy - 60,000 AADT and Partin Settlement - 6,200 AADT) and situated on a lighted intersection; Partin Settlement to undergo a multi-lane expansion to accommodate the area's population surge.



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Contact



Jared Ettinger
Executive Vice President
+1 407 453 1213
jared.ettinger@jll.com



Caleb Powell
Associate
+1 386 847 6672
caleb.powell@jll.com

Demographics

(ESRI 2025)

POPULATION			AVERAGE HH INCOME		
	1 MI.	14,035		1 MI.	\$75,807
	3 MI.	61,204		3 MI.	\$95,038
	5 MI.	156,870		5 MI.	\$89,604
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	4,922		1 MI.	34.9
	3 MI.	19,659		3 MI.	37.7
	5 MI.	51,787		5 MI.	38.9